



Hill Cottage, Cranham, Gloucestershire, GL4 8HZ

A detached five bedroom cottage in need of modernisation with 2.50 acres of land including a potential building plot

LOCATION

Hill Cottage is located in Cranham, a rural village between Stroud and Cheltenham in the county of Gloucestershire. The property benefits from a quiet, edge of village rural location and is situated off Cranham Common, a designated Site of Special Scientific Interest. The property also lies within the Cotswold Area of Outstanding Natural Beauty and benefits from far reaching views down the Painswick Valley. The property is accessed via a hardstanding track over Cranham Common. Stroud, Cirencester, Gloucester and Cheltenham are all nearby with Bristol and Birmingham accessed via J11A of the M5 motorway. Nearby railway stations include Stroud, Cheltenham and Gloucester with London Paddington taking 90 minutes from Stroud.

- Stroud – 7.7 miles
- Gloucester – 6 miles
- Cheltenham – 9 miles
- Cirencester – 13.5 miles
- London – 108 miles
- M5 (J 11A) – 6 miles

DESCRIPTION

Hill Cottage is a part render part stone 5 bedroom detached house under a tile and slate roof in need of modernisation with an array of character features.

On the ground floor;

Kitchen with 2 oven oil fired Aga, fitted units and space for dishwasher and fridge freezer

Sitting room with open fire, exposed beams and door to front porch which leads to the south facing garden

Pantry with fitted shelves

Dining room

WC

On the second floor;

Three good size double bedrooms

Two single bedrooms and a family bathroom

Outside

The property is surrounded by a private enclosed lawn gardens with the benefit of a double garage with timber sliding doors, concrete floor, concrete block walls and asbestos roof and off road concrete parking. The Garden Outbuilding in the rear garden is a detached stone building under a pitched roof with concrete floor. The boiler for Hill Cottage sits in this buildings which could easily be converted into a detached home office.

LAND AND POTENTIAL BUILDING PLOT

The whole property extends to approximately 2.50 acres with approximately 2.00 acres of permanent pasture land bound by post and wire fencing. There is a public footpath running across the land just south of the house and private garden. Given the layout of the land and the nature of the settlement boundary there is the possibility for an additional dwelling south of the public footpath, subject to the necessary consent, in the old kitchen garden which is edged blue on the sale plan attached. We understand there has been a favourable pre-application meeting and report produced which suggests that a sympathetic design of dwelling could be granted permission in the future.

Accommodation (GIA Approximately)

	Area
House	1,841 sq.ft
Detached garage	226 sq ft
Coal shed	118 sq ft
Total	2,185 sq ft

TENURE

Freehold with vacant possession upon completion.

SERVICES

We are advised that Hill Cottage is connected to mains water and electricity with oil fired central heating and drainage via a private septic tank. We understand there to be mains power to the Garden

Outbuilding but no services to the garage. We have not carried out any tests or inspections to this regard.

METHOD OF SALE

The property is For Sale by 'Informal Tender' with best and final offers to be received by Bruton Knowles before 12 noon on Tuesday 8th June.

LEGAL

Each party is to bear their own legal costs incurred with this transaction.

VAT

The property has not been elected for VAT.

FURTHER INFORMATION

Council tax band F Local Council: Stroud District Council Tel: 01594 810 000

Primary Schools: Cranham, Birdlip, Miserden, Sheepscombe and Painswick Secondary Schools: Stroud, Gloucester, Cirencester and Cheltenham with further information available at www.stroud.gov.uk

Independent schools: Gloucester, Cheltenham and Stroud, all have some excellent independent schools. Further information is available at www.isc.co.uk

Local: The village of Cranham has a Church and a village hall with playing fields and a tennis court close to the property and there is a village Pub in walking distance. Acres of common and woods to explore too. Stroud offers a wide range of shops and services for most day-to-day needs. A broader range of shopping and leisure facilities can be found close by in Cheltenham or Gloucester.

VIEWINGS

Viewings are strictly by prior arrangement with Bruton Knowles on the pre-arranged Viewing Days.

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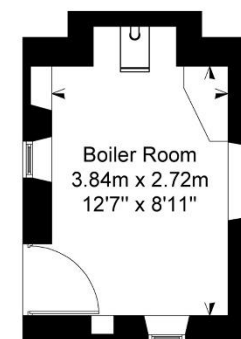
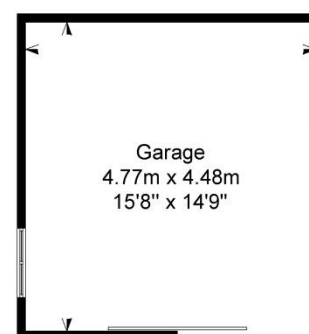
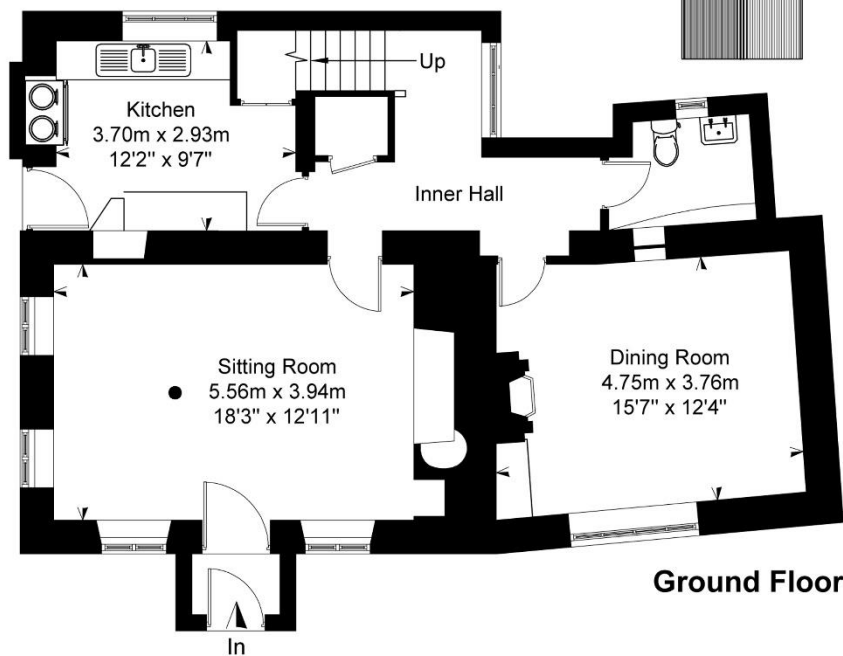
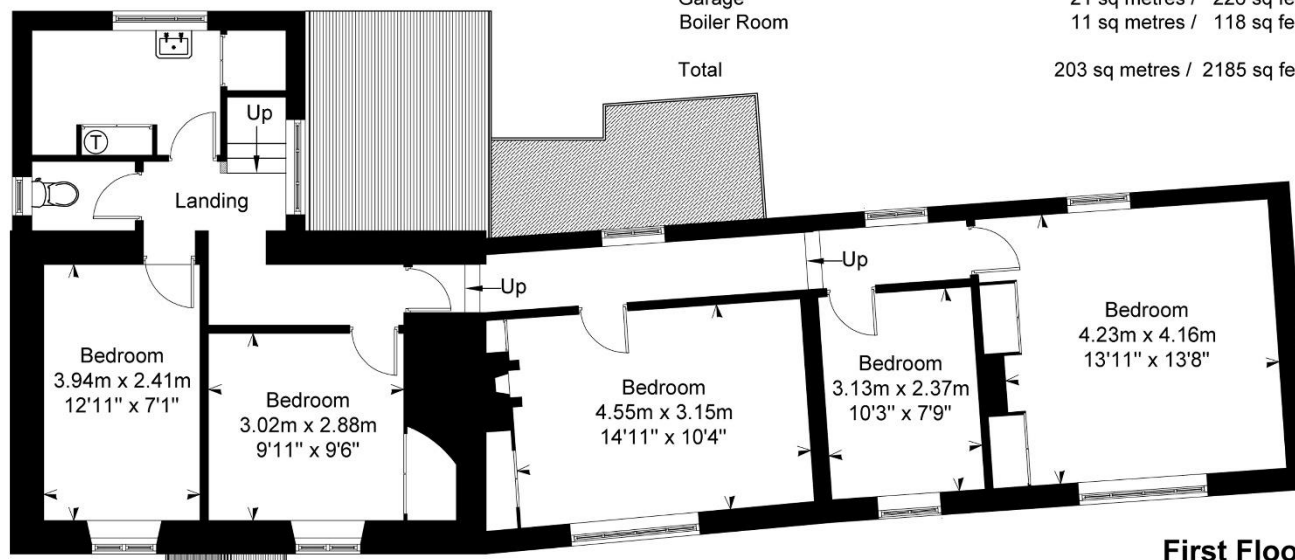
This plan is for identification and guidance purposes only.
Drawn in accordance with R.I.C.S guidelines.
Not to scale unless specified.
IPMS = International Property Measurement Standard

Outbuildings
Not Shown In Actual Location Or Orientation



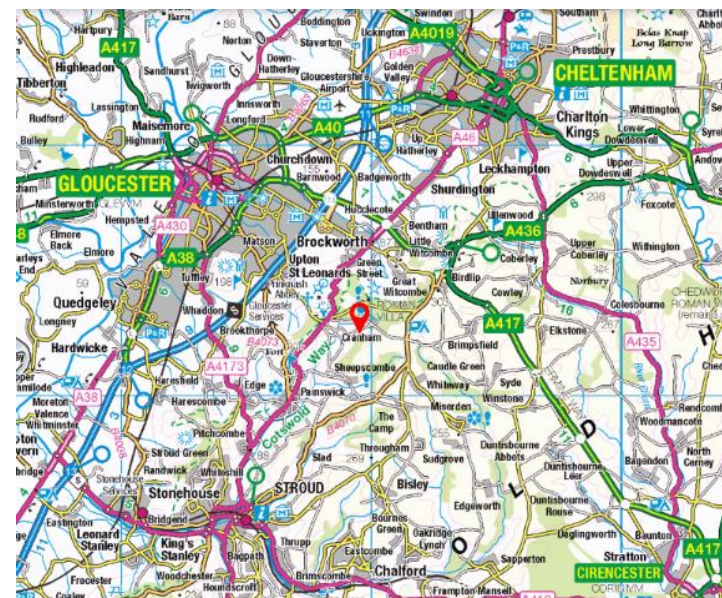
Hill Cottage, Cranham, Gloucestershire

House Approximate IPMS2 Floor Area	171 sq metres / 1841 sq feet
Garage	21 sq metres / 226 sq feet
Boiler Room	11 sq metres / 118 sq feet
Total	203 sq metres / 2185 sq feet









Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 c
55-68	D		
39-54	E		
21-38	F		
1-20	G	17 G	

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FORM OF INFORMAL TENDER – Hill Cottage, Cranham

Informal Tenders Closing Date: Noon on Tuesday 6th June 2021

Subject to Contract

I/We offer the sum of: _____

(figures and words)

This is my/our best and final offer.

Complete as appropriate:

My/Our position is:

1. Cash Purchaser(s) with finance available
2. Finance required (no property to sell)
3. Subject to sale of current property
4. Other

SOLICITOR DETAILS

My/Our Solicitor: Name: _____

Address: _____

YOUR DETAILS

Name: _____

Please Print

Address: _____

Tel No: (H) _____ (W) _____ Ext _____ Date _____

Email: _____ @ _____

Signed: _____

This form is to be returned no later than 12 Noon on Tuesday 6th June 2021 to Bruton Knowles, Olympus House, Olympus Park, Quedgeley, Gloucester, GL2 4NF. Please email the attached form to ben.compton@brutonknowles.co.uk or eleanor.isaac@brutonknowles.co.uk marked **"Hill Cottage BIC/ERI"**

NB The Vendors do not bind themselves to accept this or any other offer whether higher or lower.